



Address: [3052 BONNIE BRAE AVE](#)
City: FORT WORTH
Georeference: 34590-3-14
Subdivision: RIVERSIDE ESTATES
Neighborhood Code: 3H050D

Latitude: 32.7998959297
Longitude: -97.2995925816
TAD Map: 2060-412
MAPSCO: TAR-063D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIVERSIDE ESTATES Block 3
Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$193,828

Protest Deadline Date: 5/24/2024

Site Number: 02472325

Site Name: RIVERSIDE ESTATES-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,024

Percent Complete: 100%

Land Sqft^{*}: 11,220

Land Acres^{*}: 0.2575

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

UMANA OSCAR M

Primary Owner Address:

3052 BONNIE BRAE AVE
FORT WORTH, TX 76111

Deed Date: 7/29/2016

Deed Volume:

Deed Page:

Instrument: [D216176103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEESINGER INC	7/8/2016	D216155384		
GLAZE BARBARA	4/4/2014	D216149487		
GLAZE BARBARA;GLAZE DAVID M EST	11/23/1983	00076750000961	0007675	0000961
JOHN D HARLOW	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$141,998	\$51,830	\$193,828	\$124,092
2024	\$141,998	\$51,830	\$193,828	\$112,811
2023	\$137,096	\$51,830	\$188,926	\$102,555
2022	\$127,247	\$36,241	\$163,488	\$93,232
2021	\$104,996	\$14,000	\$118,996	\$84,756
2020	\$96,778	\$14,000	\$110,778	\$77,051

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.